



RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

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Daylight and Sunlight Study 4 Windmill Street, London W1T 2HZ

31 March 2017



RICS

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DAYLIGHT AND SUNLIGHT STUDY
4 Windmill Street, London W1T 2HZ

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned by Pearl & Coutts to undertake a daylight and sunlight study of the proposed development at 4 Windmill Street, London W1T 2HZ.
- 1.1.2 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 2, 3, 5, 6 & 7 Windmill Street, 4, 6, 8, 10 & 12 Charlotte Street and 33 to 37 Percy Street. The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011.
- 1.1.3 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests. The results confirm that all neighbouring windows pass the BRE diffuse daylight and direct sunlight tests. The development also satisfies the BRE overshadowing to gardens and open spaces requirements.
- 1.1.4 In summary, the proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

2 INFORMATION SOURCES

2.1 Documents Considered

2.1.1 This report is based on drawings:

LRM Survey Services

17/CA/570/01	Roof Plan	Rev –
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Cooley Architects

E16-052-SKXX01	Rear/Roof Extension	Rev –
883-DG-0101	Proposed First Floor Plan	Rev –
883-DG-0201	Proposed Roof Plan	Rev –
883-DG-XX01	Proposed Sections A and B	Rev –
883-DG-XX02	Proposed Elevations C	Rev –
883-DG-XX03	Proposed Elevations D	Rev –
883-DG-XX04	Proposed Elevations E	Rev –
E16-052-SKXX01	Rear/Roof Extension	Rev –

3 METHODOLOGY OF THE STUDY

3.1 BRE Guide : Site Layout Planning for Daylight and Sunlight

- 3.1.1 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' by P J Littlefair 2011. In general, the BRE tests are based on the requirements of the British Standard, BS 8206 Part 2.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. The following statement is quoted directly from the BRE guide:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly, since natural lighting is only one of many factors in site layout design."

3.2 Daylight to Windows

- 3.2.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day, when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.

Diffuse daylight calculations should be undertaken to all rooms where daylight is required, including living rooms, kitchens and bedrooms. Usually, if a kitchen is less than 13m², it is considered to be a non-habitable room and the daylight tests need not be applied. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.

- 3.2.2 The BRE guide contains two tests which measure diffuse daylight:

3.2.3 Test 1 Vertical Sky Component

The percentage of the sky visible from the centre of a window is known as the Vertical Sky Component. Diffuse daylight may be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.2.4 Test 2 Daylight Distribution

The BRE guide states that where room layouts are known, the impact on the daylighting distribution can be found by plotting the 'no sky line' in each of the main rooms. The no sky line is a line which separates areas of the working plane that do and do not have a direct view of the sky. Daylight may be adversely affected if, after the development, the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.

3.3 Sunlight availability to Windows

3.3.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight.

3.3.2 The BRE guide states that sunlight availability may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
- receives less than 0.8 times its former sunlight hours during either period and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

3.4 Overshadowing to Gardens and Open Spaces

3.4.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:

- Gardens, usually the main back garden of a house
- Parks and playing fields
- Children's playgrounds
- Outdoor swimming pools and paddling pools
- Sitting out areas, such as those between non-domestic buildings and in public squares
- Focal points for views such as a group of monuments or fountains.

3.4.2 The BRE guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

- 4.1.1 Appendix 1 provides a plan and photographs to indicate the positions of the windows analysed in this study.

4.2 Numerical Results

- 4.2.1 Appendix 2 lists the detailed numerical daylight and sunlight test results. The results are interpreted below.

4.3 Daylight to Windows

- 4.3.1 All main habitable room windows pass the Vertical Sky Component test. The proposed development therefore satisfies the BRE daylight requirements.

4.4 Sunlight to Windows

- 4.4.1 All windows which face within 90 degrees of due south have been tested for direct sunlight. All windows pass both the total annual sunlight hours test and the winter sunlight hours test (annual probable sunlight hours between 21 September and 21 March). The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.5 Overshadowing to Gardens and Open Spaces

- 4.5.1 There are no nearby gardens or amenity areas directly to the north of the development. The proposed development will therefore not create any new areas which receive less than two hours of sunlight on 21 March. The proposed development therefore satisfies the BRE overshadowing to gardens and open spaces requirements.

4.6 Conclusion

- 4.6.1 The proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development design satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 We have undertaken the survey following the guidelines of the RICS publication “Surveying Safely”.
- 5.1.3 We have used our best endeavours to ensure all relevant windows within the neighbouring properties have been identified.
- 5.1.4 Where limited access is available, assumptions will have been made.
- 5.1.5 We have adopted the conventional approach of assessing all habitable rooms within domestic properties.
- 5.1.6 This report is based upon and subject to the scope of work set out in Right of Light Consulting’s quotation and standard terms and conditions.
- 5.1.7 Right of Light Consulting have endeavoured to include in the report those matters, which they have knowledge of or of which they have been made aware, that might adversely affect the validity of the opinion given.

5.2 Project Specific

- 5.2.1 None

APPENDICES

APPENDIX 1

WINDOW KEY

Window 1 ● Window reference

Development site

Neighbouring Properties

Project Name: 4 Windmill Street, London W1T 2HZ

Drawing Title: **Appendix 1 - Neighbouring Windows**

Scale: **Do not scale**

Drawing No: **1 of 4**

	Date	Details of revision

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Window Key



Key

Window 1 ● Window reference

Development site

Neighbouring Properties

Project Name 4 Windmill Street, London W1T 2HZ

Drawing Title Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No. 2 of 4

Rev. -

Rev. Details of revisions



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Window Key

Window 1 ● Window reference

Development site

Neighbouring Properties

Project Name 4 Windmill Street, London W1T 2HZ


Drawing Title Appendix 1 - Neighbouring Windows

Scale: Do not scale

Drawing No 3 of 4

Rev -

Rev Details of revision



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The map illustrates the layout of a development site and its surrounding properties. The development site is highlighted in blue and labeled 'Proposed Development'. Neighbouring properties are shown in grey. Numerous windows are marked with black dots and labeled with their respective numbers and references. The map is oriented with 33 Percy Street to the left, 34 Percy Street to the right, and 35 Percy Street at the bottom. The development site is located between 34 and 35 Percy Street. The map shows a complex arrangement of windows, including individual windows, groups of windows, and roof lights. Some windows are labeled with their reference numbers, while others are labeled with their group names. The map also shows the layout of the streets and the boundaries of the properties.

Windows 195 & 198
Windows 200 & 202
Windows 194 & 197
Windows 199 & 201
Windows 193 & 196
Windows 190 to 192
Windows 189 (Roof Light)
Windows 187 & 184
Windows 182 & 185
Windows 181 & 184
Window 188
Windows 166, 169, 170 & 172
Window 174
Window 175
Windows 171 & 173
Windows 135 & 138
Window 134
Window 132
Window 131
Window 130
Window 129
Window 128
Window 127 (Roof Light)
Window 126
Window 121 (Roof Light)
Window 122
Window 119 (Roof Light)
Window 118
Window 120
Window 124
Window 125 (Roof Light)
Window 123
Window 136
Window 137
Window 140
Window 141
Window 142
Window 143
Window 144
Window 145
Window 146
Window 147
Window 148
Window 149
Window 150
Window 151 (Roof Light)
Windows 152, 153 & 155
Window 154
Window 156
Windows 157 to 159
Window 160 (Roof Light)
Window 161
Window 162
Window 163
Window 164
Window 165
Window 166
Window 167
Window 168
Window 169
Window 170
Window 171
Window 172
Window 173
Window 174
Window 175
Window 176
Window 177 (Roof Light)
Window 178 (Roof Light)
Window 179 (Roof Light)
Window 180 (Roof Light)
Window 181
Window 182
Window 183
Window 184
Window 185
Window 186
Window 187
Window 188
Window 189
Window 190
Window 191
Window 192
Window 193
Window 194
Window 195
Window 196
Window 197
Window 198
Window 199
Window 200
Window 201
Window 202
Window 203
Window 204
Window 205
Window 206 (Roof Light)
Window 207
Window 208 (Roof Light)

Window Key

Key

Window 1 ● Window reference

Development site

Neighbouring Properties

Project Name: 4 Windmill Street, London W1T 2HZ

Drawing Title: Appendix 1 - Neighbouring Windows

Scale: Do not scale

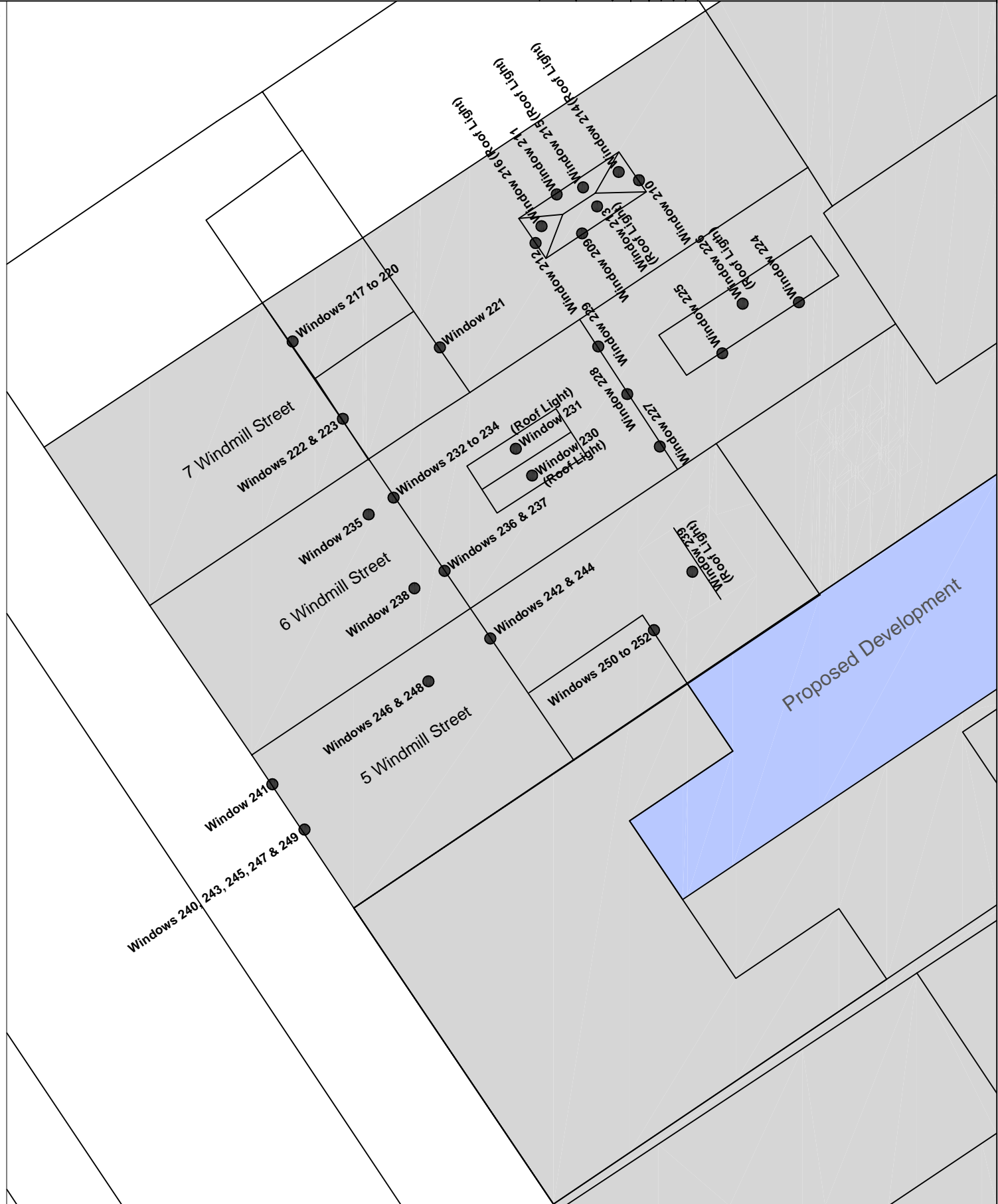
Drawing No: 4 of 4

Rev: -

Rev Details of revision

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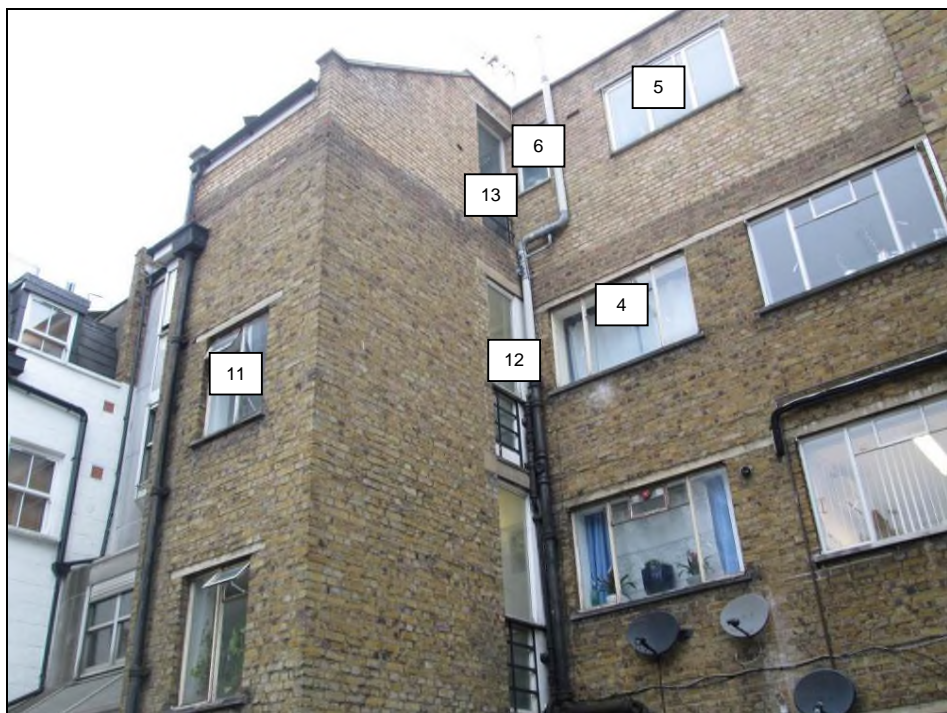
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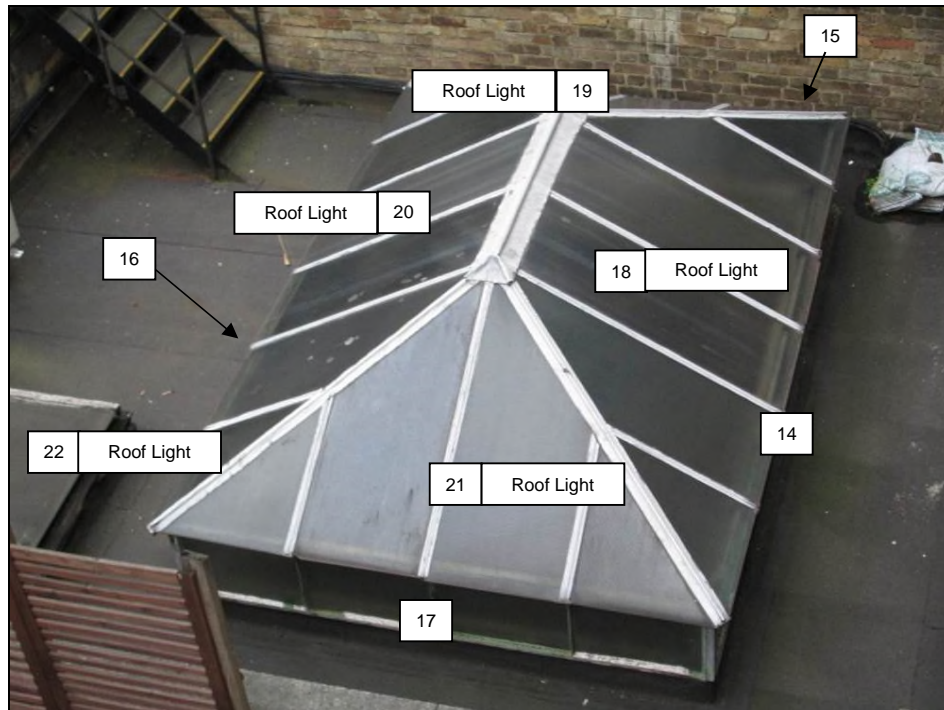
Neighbouring Windows



3 Windmill Street



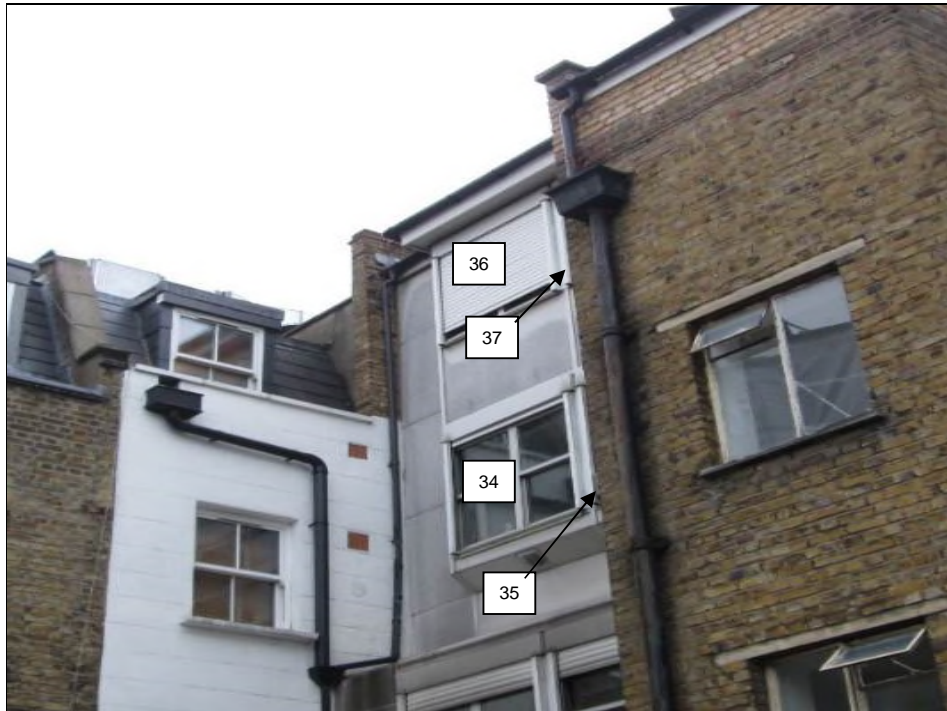
3 Windmill Street



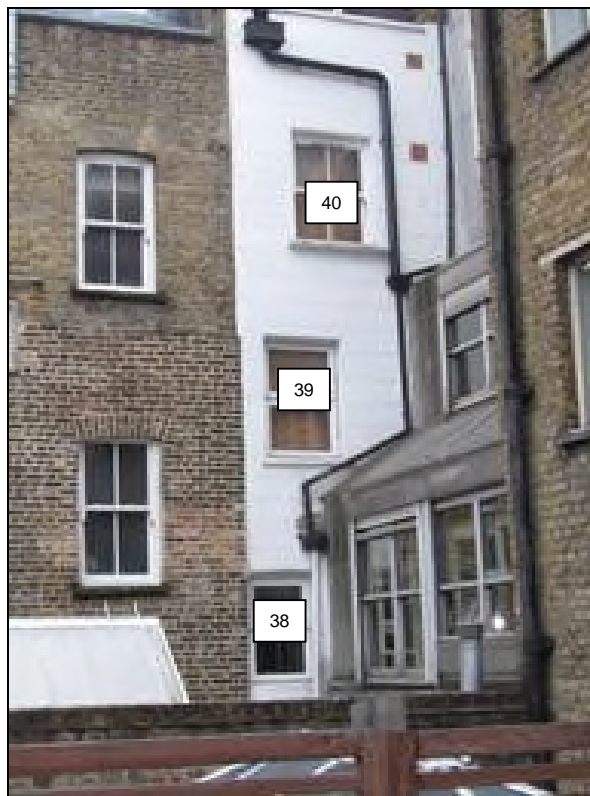
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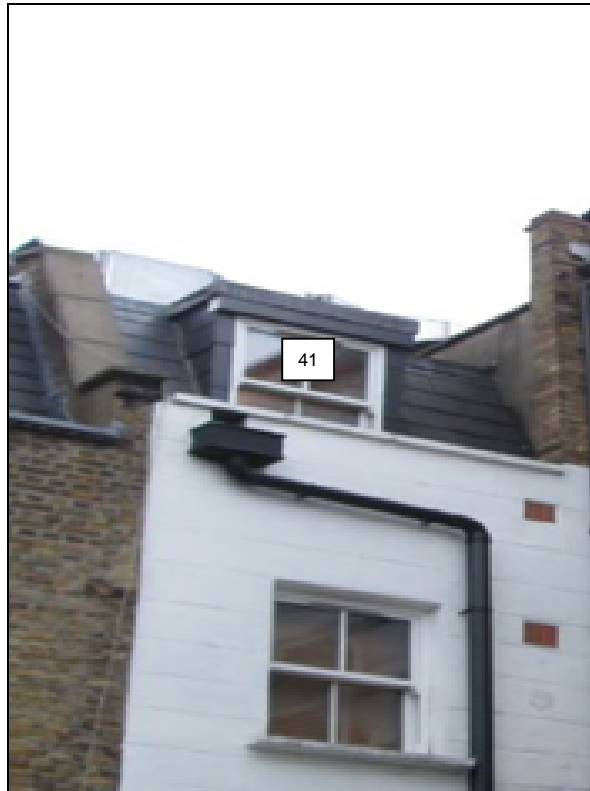
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2 Windmill Street



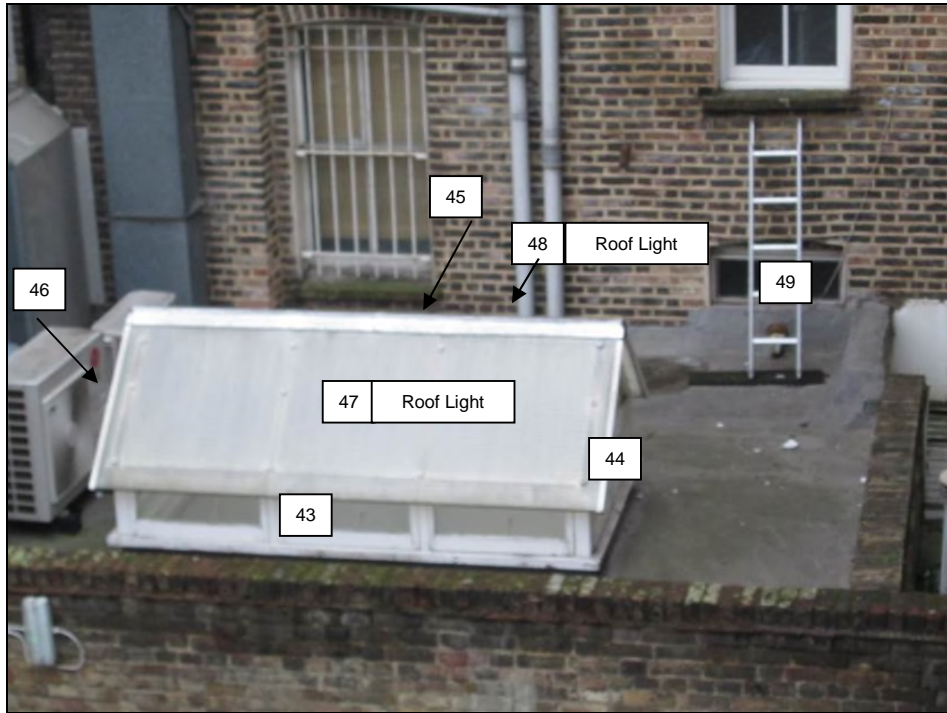
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12 Charlotte Street



12 Charlotte Street



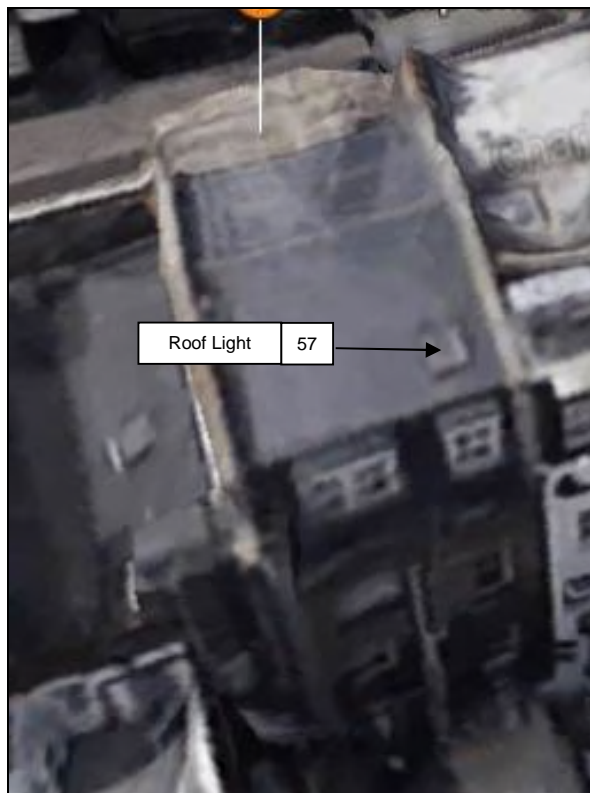
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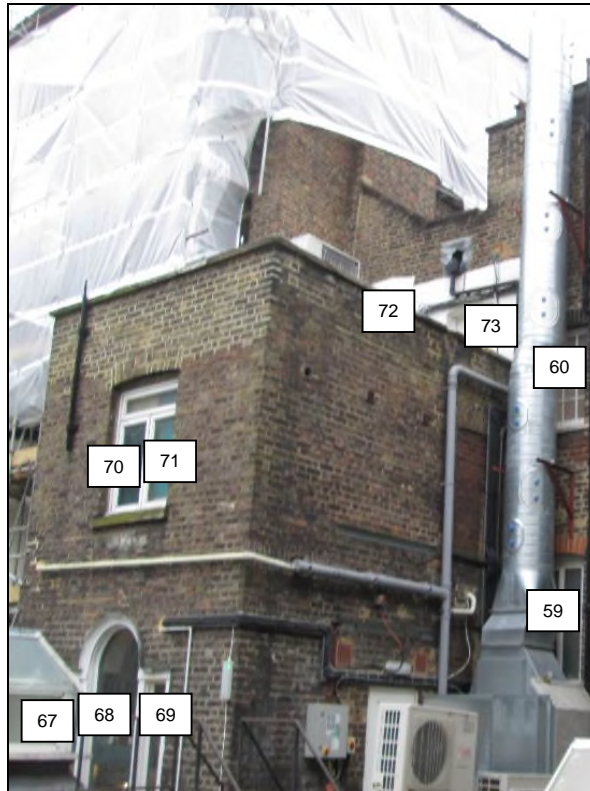
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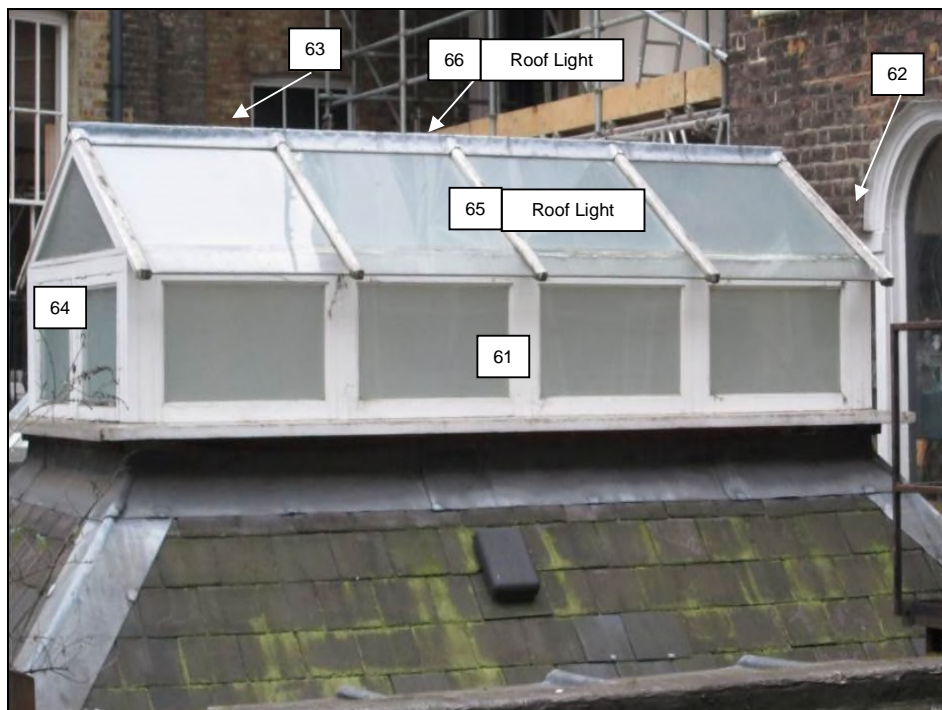
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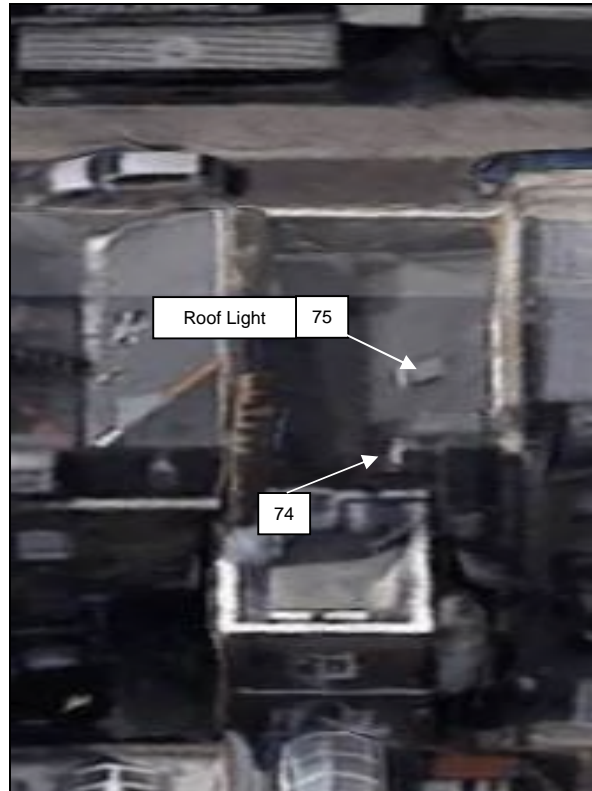
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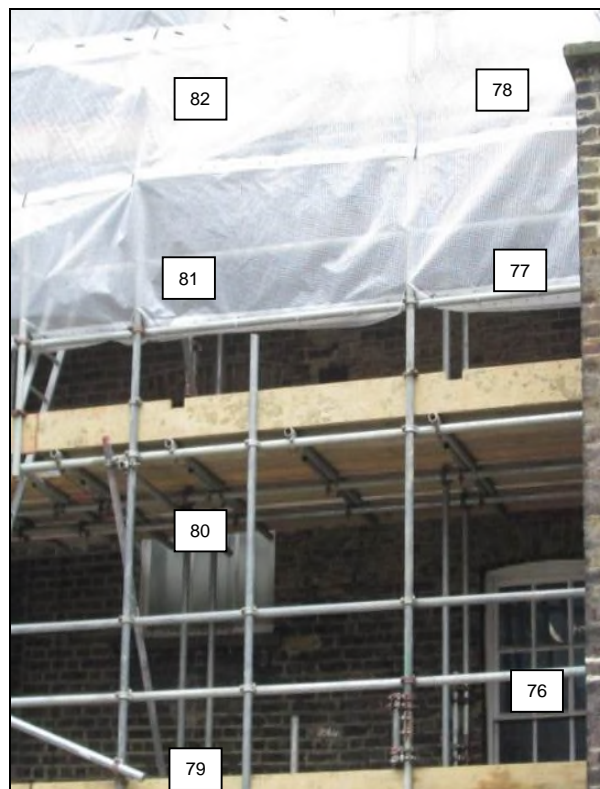
8 Charlotte Street



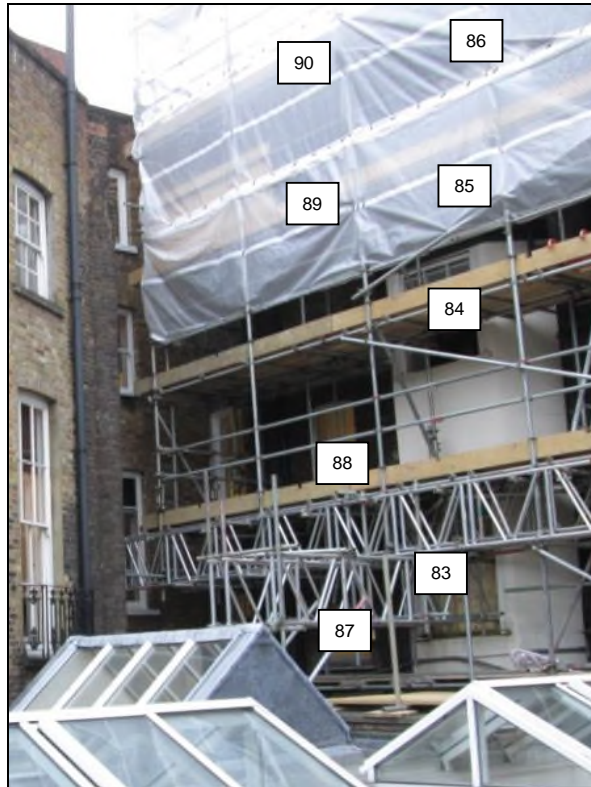
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8 Charlotte Street



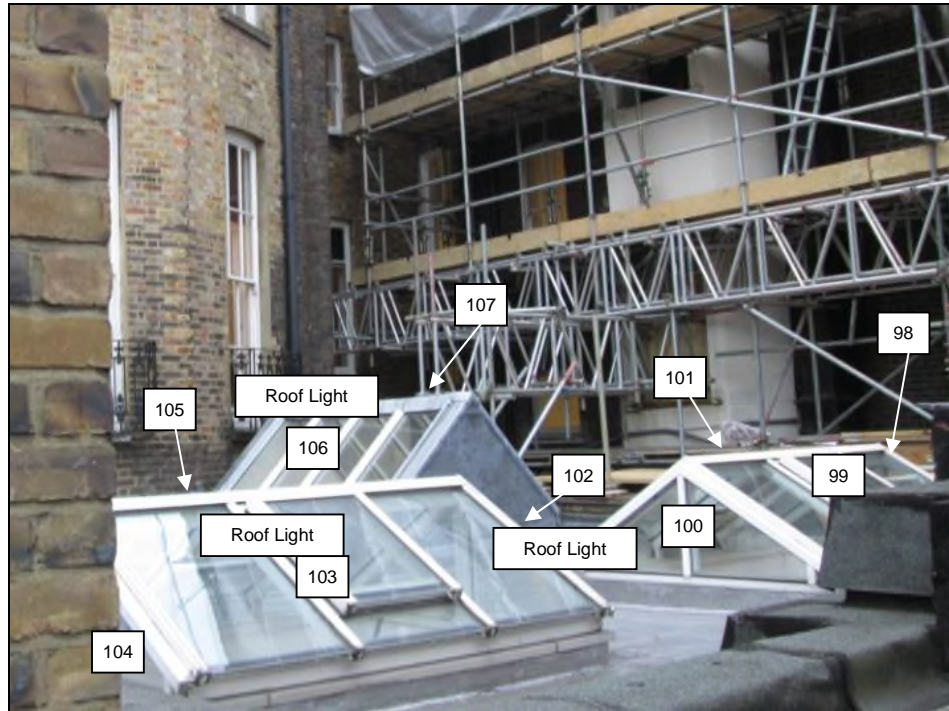
6 Charlotte Street



4 Charlotte Street



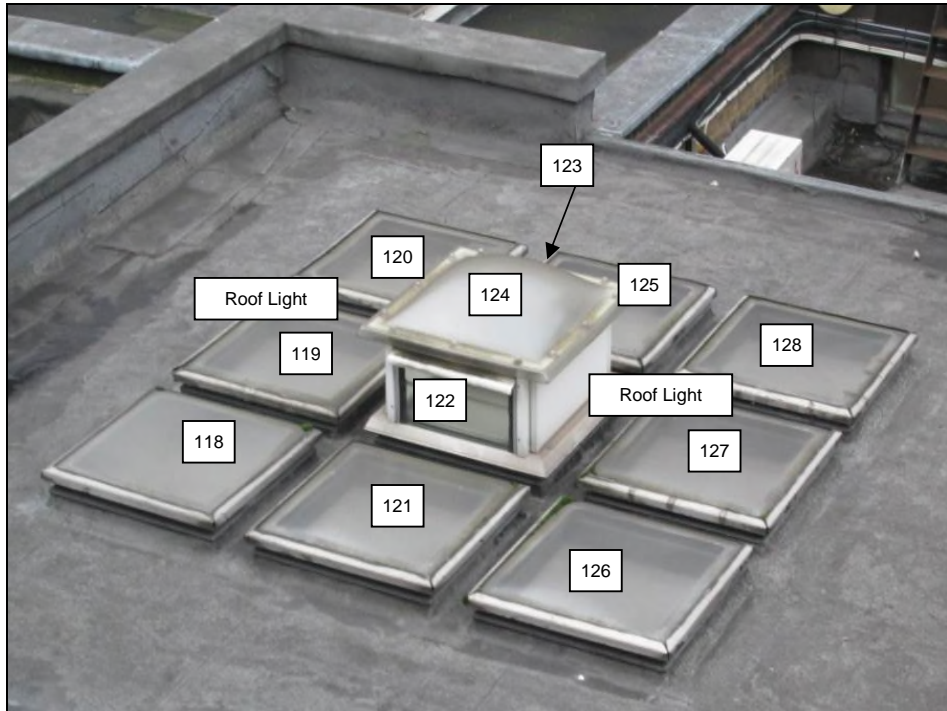
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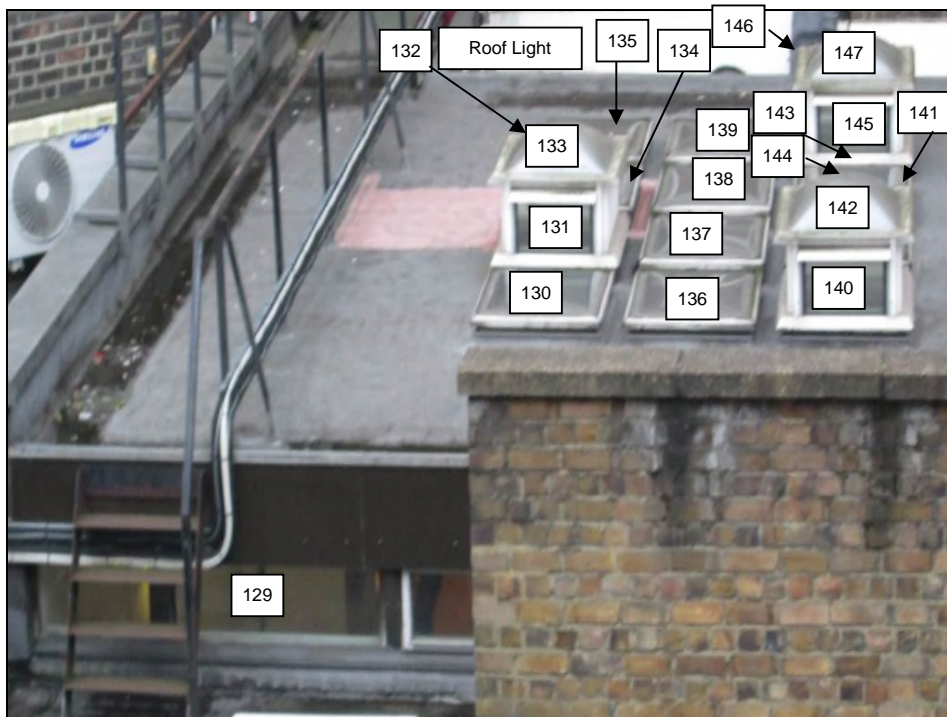
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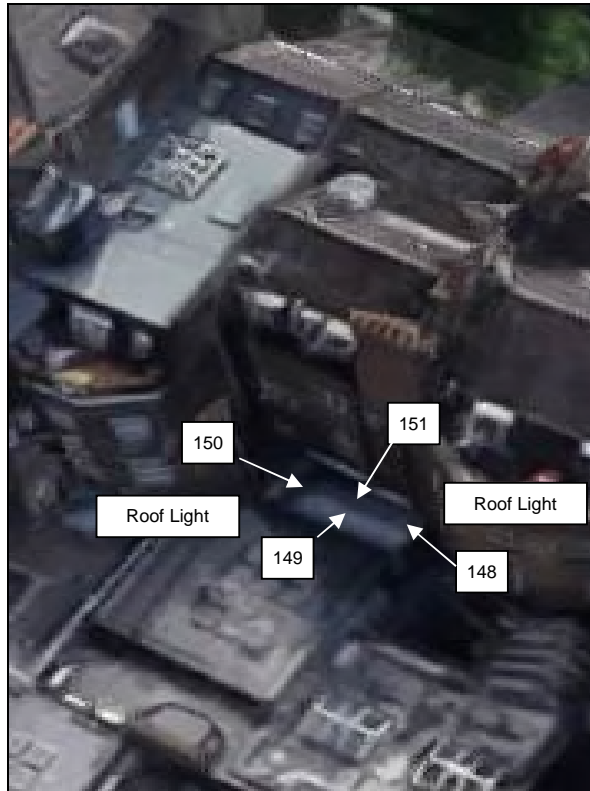
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35 Percy Street



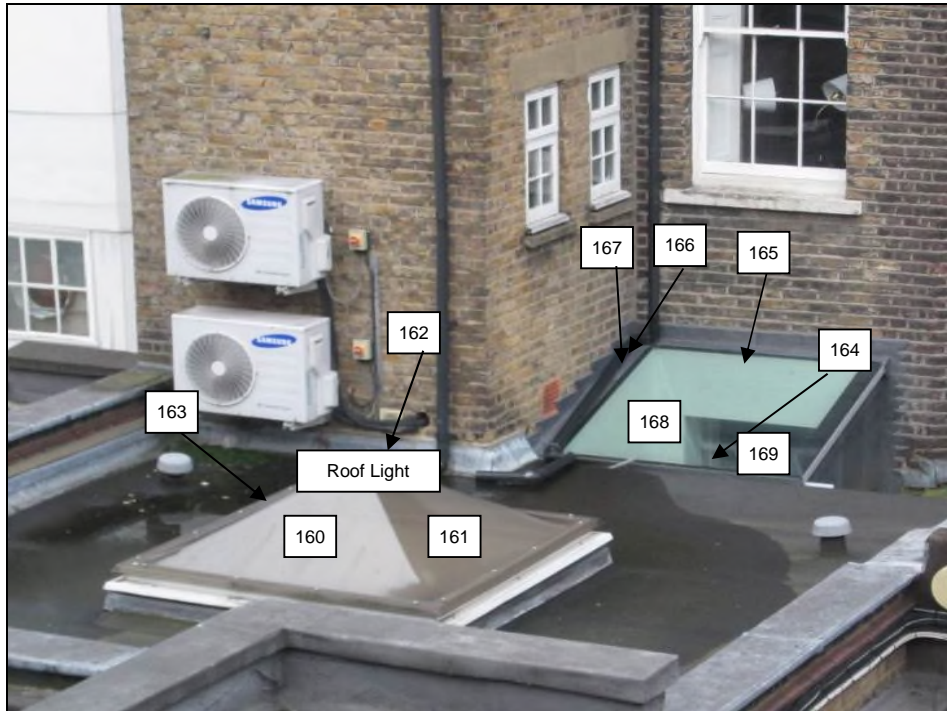
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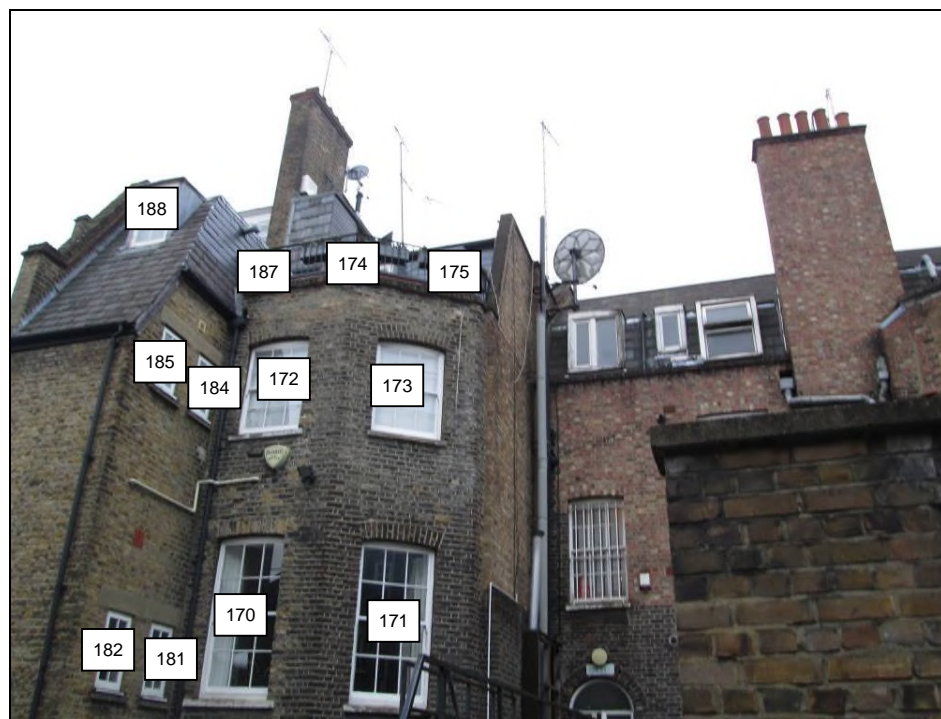
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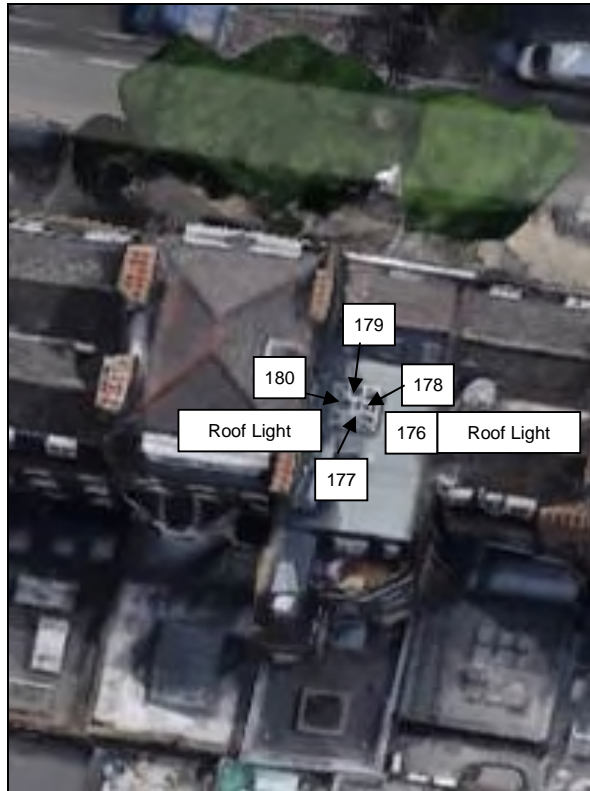
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34 Percy Street



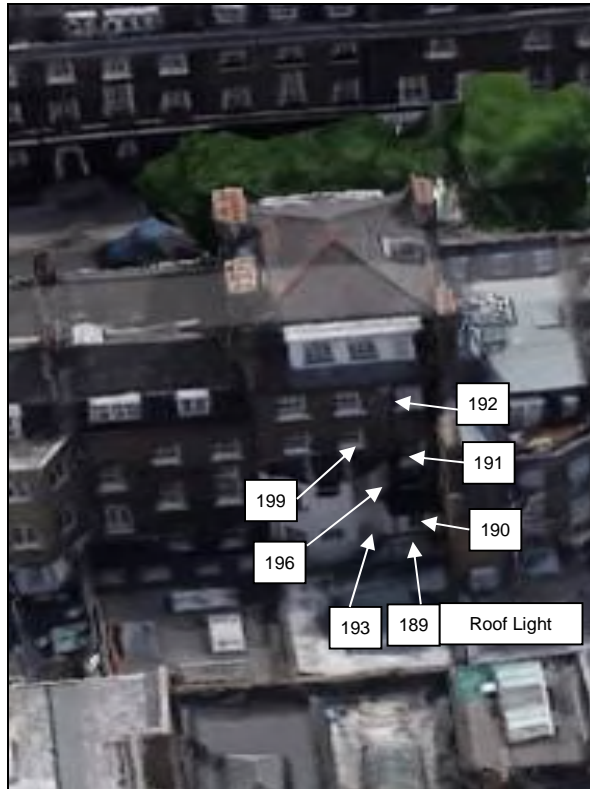
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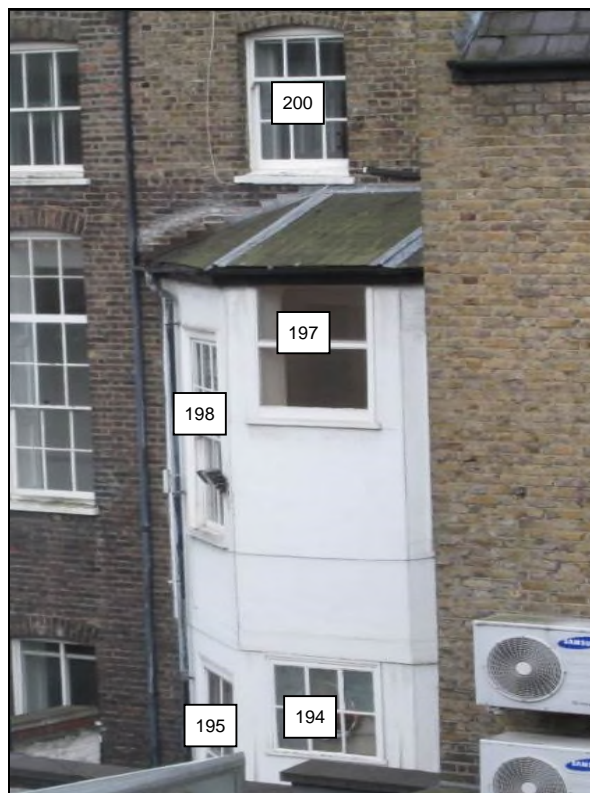
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34 Percy Street



33 Percy Street



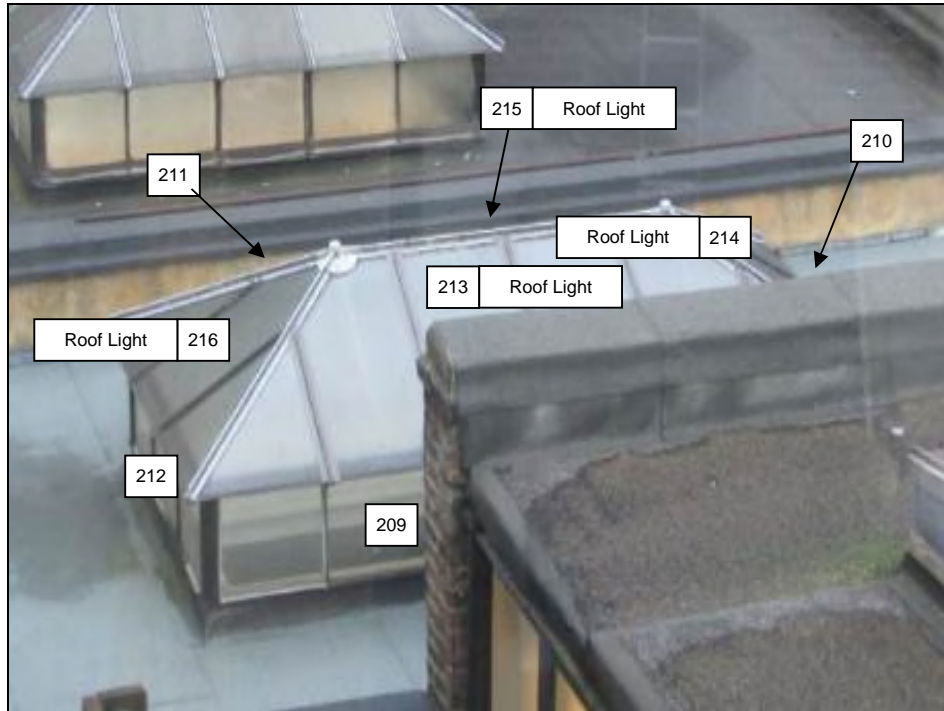
33 Percy Street



33 Percy Street



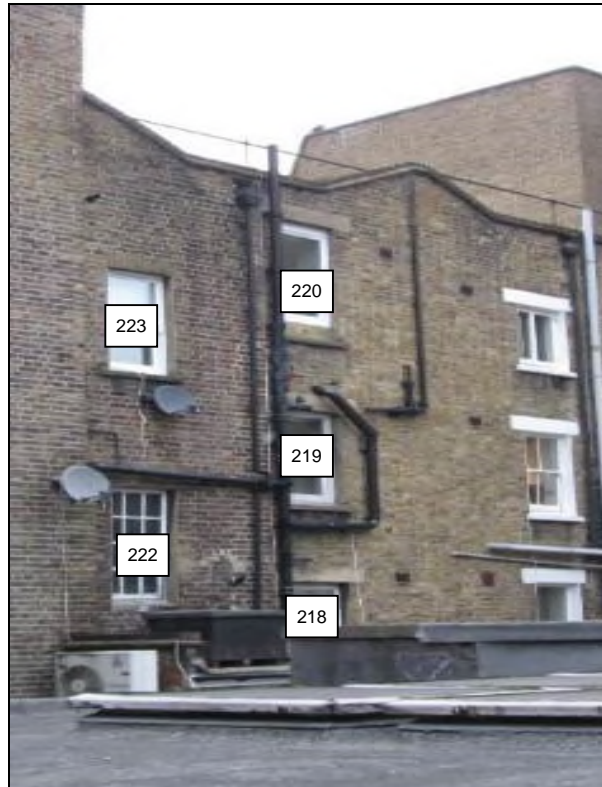
33 Percy Street



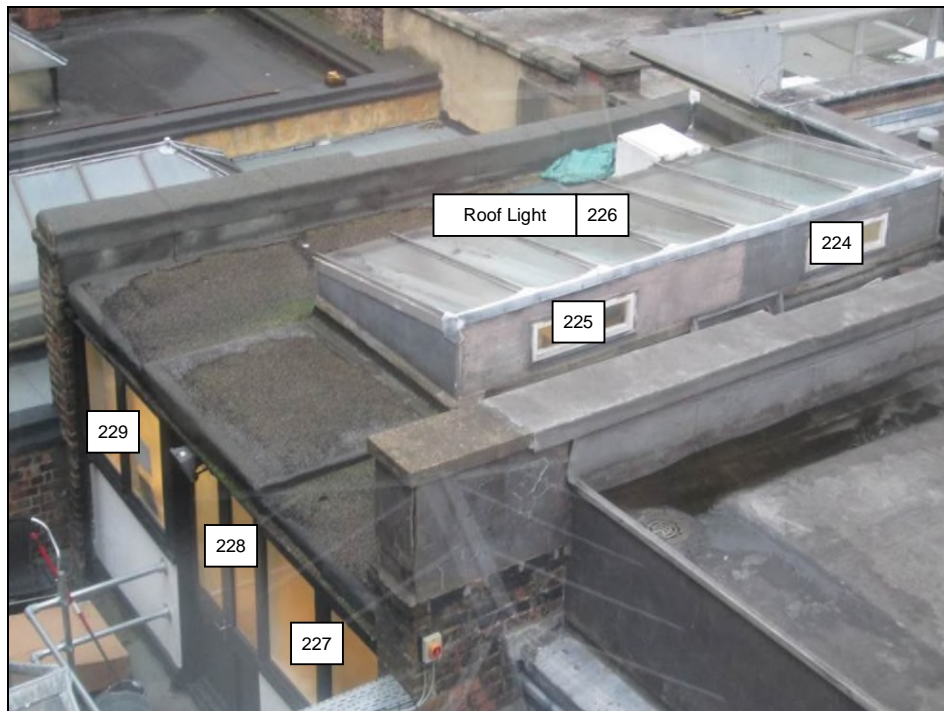
7 Windmill Street



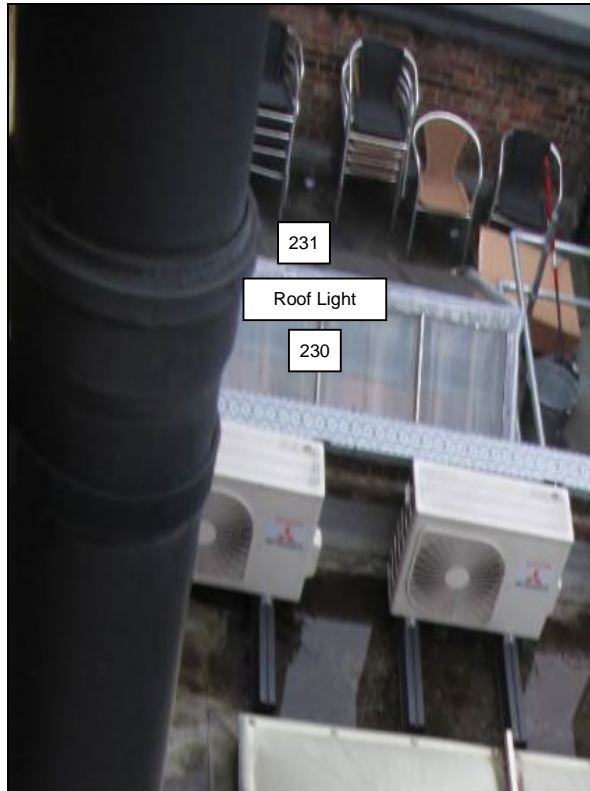
7 Windmill Street



7 Windmill Street



6 Windmill Street



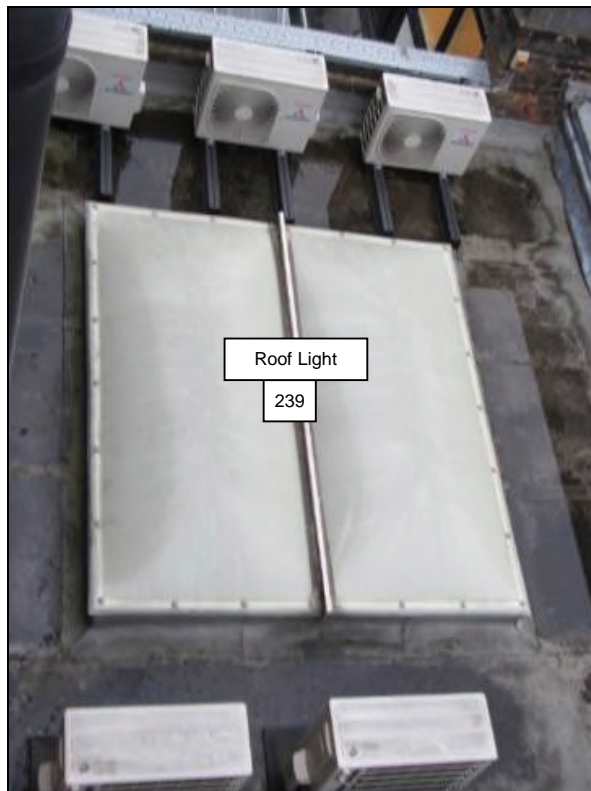
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6 Windmill Street



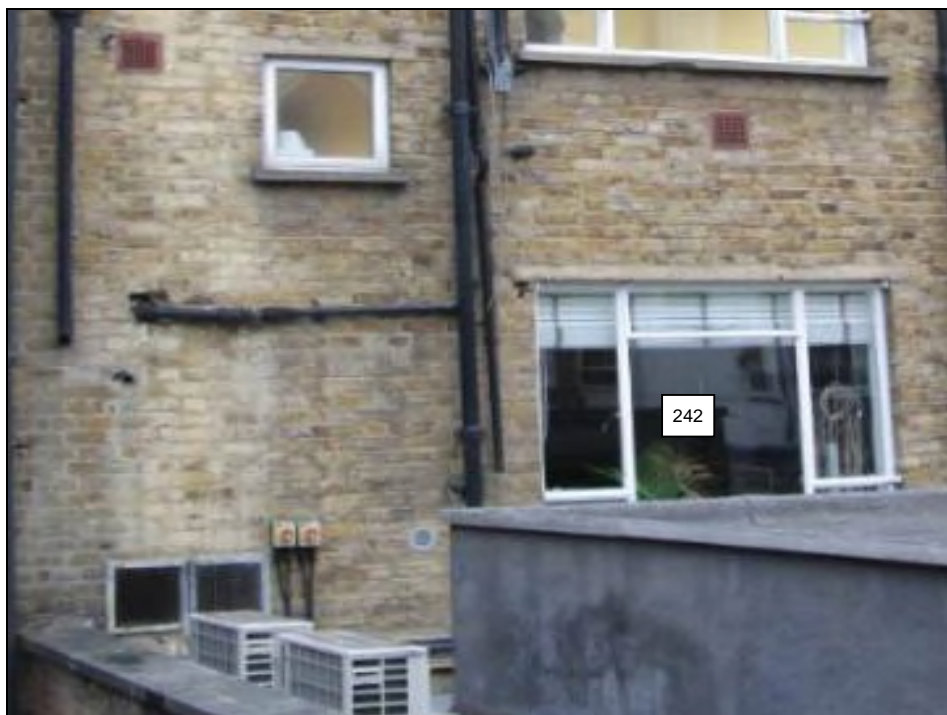
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5 Windmill Street



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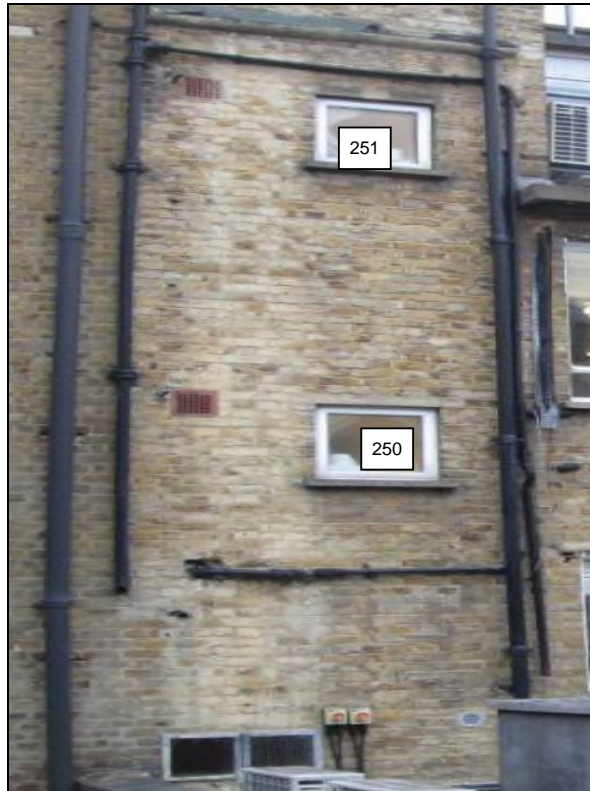
5 Windmill Street



5 Windmill Street



5 Windmill Street



5 Windmill Street



5 Windmill Street

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Vertical Sky Component

4 Windmill Street, London W1T 2HZ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>3 Windmill Street</u>					
Window 1	Kitchen	16.7%	16.6%	0.1%	0.99
Window 2	Bedroom	13.7%	13.7%	0.0%	1.0
Window 3	Bedroom	18.7%	18.7%	0.0%	1.0
Window 4	Bedroom	23.6%	23.6%	0.0%	1.0
Window 5	Bedroom	36.0%	36.0%	0.0%	1.0
Window 6	Non Habitable	23.7%	23.7%	0.0%	1.0
Window 7	Non Habitable	9.1%	9.1%	0.0%	1.0
Window 8	Non Habitable	9.7%	9.7%	0.0%	1.0
Window 9	Non Habitable	23.8%	23.8%	0.0%	1.0
Window 10	Non Habitable	12.2%	12.2%	0.0%	1.0
Window 11	Non Habitable	28.2%	28.2%	0.0%	1.0
Window 12	Non Habitable	16.3%	16.3%	0.0%	1.0
Window 13	Non Habitable	21.1%	21.1%	0.0%	1.0
Window 14 (Secondary)	Domestic	0.6%	0.6%	0.0%	1.0
Window 15 (Secondary)	Domestic	0.9%	0.9%	0.0%	1.0
Window 16 (Secondary)	Domestic	16.4%	15.7%	0.7%	0.96
Window 17 (Secondary)	Domestic	14.7%	6.3%	8.4%	0.43
Window 18 (Roof Light)	Domestic	48.2%	47.7%	0.5%	0.99
Window 19 (Roof Light)	Domestic	47.4%	47.4%	0.0%	1.0

Appendix 2 - Vertical Sky Component

4 Windmill Street, London W1T 2HZ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 20 (Roof Light)	Domestic	52.7%	52.2%	0.5%	0.99
Window 21 (Roof Light)	Domestic	53.1%	49.4%	3.7%	0.93
Window 22 (Roof Light)	Domestic	61.3%	54.8%	6.5%	0.89
<u>2 Windmill Street</u>					
Window 23	Domestic	1.2%	1.2%	0.0%	1.0
Window 24	Domestic	0.1%	0.1%	0.0%	1.0
Window 25	Kitchen	9.9%	9.9%	0.0%	1.0
Window 26	Kitchen	5.2%	5.2%	0.0%	1.0
Window 27	Kitchen	0.6%	0.6%	0.0%	1.0
Window 28 (Roof Light)	Kitchen	35.0%	35.0%	0.0%	1.0
Window 29	Bedroom	15.6%	15.6%	0.0%	1.0
Window 30	Bedroom	17.5%	17.5%	0.0%	1.0
Window 31	Non Habitable	17.7%	17.7%	0.0%	1.0
Window 32	Non Habitable	18.9%	18.9%	0.0%	1.0
Window 33	Bedroom	18.9%	18.9%	0.0%	1.0
Window 34	Non Habitable	23.1%	23.1%	0.0%	1.0
Window 35	Bedroom	24.2%	24.2%	0.0%	1.0
Window 36	Non Habitable	32.2%	32.2%	0.0%	1.0
Window 37	Bedroom	34.5%	34.5%	0.0%	1.0
<u>12 Charlotte Street</u>					
Window 38	Domestic	14.8%	14.8%	0.0%	1.0
Window 39	Bedroom	17.2%	17.2%	0.0%	1.0
Window 40	Bedroom	20.5%	20.5%	0.0%	1.0
Window 41	Domestic	30.8%	30.8%	0.0%	1.0
Window 42 (Roof Light)	Domestic	89.2%	89.2%	0.0%	1.0
<u>10 Charlotte Street</u>					
Window 43	Domestic	17.6%	17.6%	0.0%	1.0
Window 44	Domestic	2.3%	2.3%	0.0%	1.0
Window 45	Domestic	17.0%	17.0%	0.0%	1.0
Window 46	Domestic	10.6%	10.6%	0.0%	1.0
Window 47 (Roof Light)	Domestic	43.1%	43.1%	0.0%	1.0

Appendix 2 - Vertical Sky Component

4 Windmill Street, London W1T 2HZ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 48 (Roof Light)	Domestic	33.4%	33.4%	0.0%	1.0
Window 49	Domestic	16.5%	16.5%	0.0%	1.0
Window 50	Domestic	19.0%	19.0%	0.0%	1.0
Window 51	Domestic	24.7%	24.7%	0.0%	1.0
Window 52	Domestic	18.5%	18.5%	0.0%	1.0
Window 53	Domestic	23.5%	23.5%	0.0%	1.0
Window 54	Domestic	23.8%	23.8%	0.0%	1.0
Window 55	Domestic	28.6%	28.6%	0.0%	1.0
Window 56	Domestic	33.4%	33.4%	0.0%	1.0
Window 57 (Roof Light)	Domestic	87.1%	87.1%	0.0%	1.0
Window 58	Domestic	31.2%	31.2%	0.0%	1.0
<u>8 Charlotte Street</u>					
Window 59	Non Habitable	0.1%	0.1%	0.0%	1.0
Window 60	Non Habitable	8.7%	8.7%	0.0%	1.0
Window 61	Domestic	11.5%	11.5%	0.0%	1.0
Window 62	Domestic	3.0%	3.0%	0.0%	1.0
Window 63	Domestic	13.2%	13.2%	0.0%	1.0
Window 64	Domestic	23.9%	23.9%	0.0%	1.0
Window 65 (Roof Light)	Domestic	66.5%	66.5%	0.0%	1.0
Window 66 (Roof Light)	Domestic	66.8%	66.8%	0.0%	1.0
Window 67	Domestic	22.6%	22.6%	0.0%	1.0
Window 68	Domestic	24.9%	24.9%	0.0%	1.0
Window 69	Domestic	22.0%	22.0%	0.0%	1.0
Window 70	Non Habitable	27.9%	27.9%	0.0%	1.0
Window 71	Non Habitable	27.9%	27.9%	0.0%	1.0
Window 72	Domestic	31.3%	31.3%	0.0%	1.0
Window 73	Domestic	30.9%	30.9%	0.0%	1.0
Window 74	Domestic	23.1%	23.1%	0.0%	1.0
Window 75 (Roof Light)	Domestic	66.5%	66.5%	0.0%	1.0
<u>6 Charlotte Street</u>					
Window 76	Domestic	18.1%	18.1%	0.0%	1.0
Window 77	Domestic	32.1%	32.1%	0.0%	1.0
Window 78	Domestic	35.6%	35.6%	0.0%	1.0
Window 79	Domestic	20.2%	20.2%	0.0%	1.0
Window 80	Domestic	28.7%	28.7%	0.0%	1.0
Window 81	Domestic	32.0%	32.0%	0.0%	1.0
Window 82	Domestic	35.6%	35.6%	0.0%	1.0

Appendix 2 - Vertical Sky Component

4 Windmill Street, London W1T 2HZ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>4 Charlotte Street</u>					
Window 83	Domestic	17.2%	17.2%	0.0%	1.0
Window 84	Domestic	24.5%	24.5%	0.0%	1.0
Window 85	Domestic	30.5%	30.5%	0.0%	1.0
Window 86	Domestic	35.6%	35.6%	0.0%	1.0
Window 87	Domestic	9.2%	9.2%	0.0%	1.0
Window 88	Domestic	11.5%	11.5%	0.0%	1.0
Window 89	Domestic	26.2%	26.2%	0.0%	1.0
Window 90	Domestic	35.4%	35.4%	0.0%	1.0
<u>37 Percy Street</u>					
Window 91	Domestic	8.0%	8.0%	0.0%	1.0
Window 92	Domestic	11.8%	11.8%	0.0%	1.0
Window 93	Domestic	18.8%	18.8%	0.0%	1.0
Window 94	Domestic	9.1%	9.1%	0.0%	1.0
Window 95	Domestic	11.7%	11.7%	0.0%	1.0
Window 96	Domestic	15.7%	15.7%	0.0%	1.0
Window 97	Domestic	22.9%	22.9%	0.0%	1.0
<u>36 Percy Street</u>					
Window 98 (Roof Light)	Domestic	3.4%	3.4%	0.0%	1.0
Window 99 (Roof Light)	Domestic	48.2%	48.2%	0.0%	1.0
Window 100 (Roof Light)	Domestic	18.4%	18.2%	0.2%	0.99
Window 101 (Roof Light)	Domestic	42.5%	42.5%	0.0%	1.0
Window 102 (Roof Light)	Domestic	9.7%	9.7%	0.0%	1.0
Window 103 (Roof Light)	Domestic	53.1%	53.1%	0.0%	1.0
Window 104 (Roof Light)	Domestic	3.2%	3.2%	0.0%	1.0
Window 105 (Roof Light)	Domestic	46.3%	46.3%	0.0%	1.0
Window 106 (Roof Light)	Domestic	38.1%	38.1%	0.0%	1.0
Window 107 (Roof Light)	Domestic	31.8%	31.8%	0.0%	1.0
Window 108	Domestic	17.5%	17.5%	0.0%	1.0
Window 109	Domestic	13.0%	13.0%	0.0%	1.0
Window 110	Domestic	15.8%	15.8%	0.0%	1.0
Window 111	Domestic	23.5%	23.5%	0.0%	1.0

Appendix 2 - Vertical Sky Component
4 Windmill Street, London W1T 2HZ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 112	Domestic	24.1%	24.1%	0.0%	1.0
Window 113	Domestic	21.9%	21.9%	0.0%	1.0
Window 114	Domestic	28.9%	28.9%	0.0%	1.0
Window 115	Domestic	29.1%	29.1%	0.0%	1.0
Window 116	Domestic	34.2%	34.2%	0.0%	1.0
Window 117	Domestic	35.1%	35.1%	0.0%	1.0
<u>35 Percy Street</u>					
Window 118	Domestic	77.3%	77.3%	0.0%	1.0
Window 119	Domestic	74.5%	74.5%	0.0%	1.0
Window 120	Domestic	78.5%	78.5%	0.0%	1.0
Window 121	Domestic	76.0%	76.0%	0.0%	1.0
Window 122	Domestic	15.7%	15.7%	0.0%	1.0
Window 123 (Roof Light)	Domestic	75.0%	75.0%	0.0%	1.0
Window 124 (Roof Light)	Domestic	18.9%	18.9%	0.0%	1.0
Window 125 (Roof Light)	Domestic	77.4%	77.4%	0.0%	1.0
Window 126 (Roof Light)	Domestic	77.1%	77.0%	0.1%	1.0
Window 127 (Roof Light)	Domestic	73.8%	73.7%	0.1%	1.0
Window 128 (Roof Light)	Domestic	77.9%	77.8%	0.1%	1.0
Window 129	Domestic	18.9%	18.9%	0.0%	1.0
Window 130 (Roof Light)	Domestic	70.0%	70.0%	0.0%	1.0
Window 131 (Roof Light)	Domestic	23.7%	23.7%	0.0%	1.0
Window 132 (Roof Light)	Domestic	69.5%	69.5%	0.0%	1.0
Window 133 (Roof Light)	Domestic	6.6%	6.6%	0.0%	1.0
Window 134 (Roof Light)	Domestic	61.0%	61.0%	0.0%	1.0
Window 135 (Roof Light)	Domestic	58.7%	58.7%	0.0%	1.0
Window 136 (Roof Light)	Domestic	68.3%	68.3%	0.0%	1.0
Window 137 (Roof Light)	Domestic	65.1%	65.1%	0.0%	1.0
Window 138 (Roof Light)	Domestic	61.5%	61.5%	0.0%	1.0
Window 139 (Roof Light)	Domestic	59.5%	59.5%	0.0%	1.0
Window 140 (Roof Light)	Domestic	22.7%	22.7%	0.0%	1.0
Window 141 (Roof Light)	Domestic	73.5%	73.5%	0.0%	1.0
Window 142 (Roof Light)	Domestic	8.9%	8.9%	0.0%	1.0
Window 143 (Roof Light)	Domestic	65.4%	65.4%	0.0%	1.0

Appendix 2 - Vertical Sky Component**4 Windmill Street, London W1T 2HZ**

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 144 (Roof Light)	Domestic	23.8%	23.8%	0.0%	1.0
Window 145 (Roof Light)	Domestic	67.5%	67.5%	0.0%	1.0
Window 146 (Roof Light)	Domestic	5.3%	5.3%	0.0%	1.0
Window 147 (Roof Light)	Domestic	58.4%	58.4%	0.0%	1.0
Window 148 (Roof Light)	Domestic	22.7%	22.7%	0.0%	1.0
Window 149 (Roof Light)	Domestic	28.3%	28.3%	0.0%	1.0
Window 150 (Roof Light)	Domestic	23.5%	23.5%	0.0%	1.0
Window 151 (Roof Light)	Domestic	31.9%	31.9%	0.0%	1.0
Window 152	Domestic	24.2%	24.2%	0.0%	1.0
Window 153	Domestic	28.6%	28.6%	0.0%	1.0
Window 154	Domestic	28.7%	28.7%	0.0%	1.0
Window 155	Domestic	32.5%	32.5%	0.0%	1.0
Window 156	Domestic	33.3%	33.3%	0.0%	1.0
Window 157	Domestic	17.4%	17.4%	0.0%	1.0
Window 158	Domestic	19.0%	19.0%	0.0%	1.0
Window 159	Domestic	26.6%	26.6%	0.0%	1.0
<u>34 Percy Street</u>					
Window 160 (Roof Light)	Domestic	60.5%	60.5%	0.0%	1.0
Window 161 (Roof Light)	Domestic	58.2%	58.2%	0.0%	1.0
Window 162 (Roof Light)	Domestic	52.1%	52.1%	0.0%	1.0
Window 163 (Roof Light)	Domestic	56.9%	56.9%	0.0%	1.0
Window 164	Domestic	0.7%	0.7%	0.0%	1.0
Window 165	Domestic	0.1%	0.1%	0.0%	1.0
Window 166	Non Habitable	0.7%	0.7%	0.0%	1.0
Window 167	Non Habitable	0.1%	0.1%	0.0%	1.0
Window 168	Non Habitable	1.1%	1.1%	0.0%	1.0
Window 169	Kitchen	4.9%	4.9%	0.0%	1.0
Window 170	Domestic	17.2%	17.2%	0.0%	1.0
Window 171	Domestic	25.9%	25.9%	0.0%	1.0
Window 172	Bedroom	22.0%	22.0%	0.0%	1.0
Window 173	Bedroom	31.3%	31.3%	0.0%	1.0
Window 174	Bedroom	30.0%	30.0%	0.0%	1.0
Window 175	Bedroom	35.5%	35.5%	0.0%	1.0

Appendix 2 - Vertical Sky Component**4 Windmill Street, London W1T 2HZ**

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
Window 176 (Roof Light)	Domestic	82.5%	82.5%	0.0%	1.0
Window 177 (Roof Light)	Non Habitable	74.1%	74.1%	0.0%	1.0
Window 178 (Roof Light)	Non Habitable	80.4%	80.4%	0.0%	1.0
Window 179 (Roof Light)	Non Habitable	75.6%	75.6%	0.0%	1.0
Window 180 (Roof Light)	Non Habitable	65.6%	65.6%	0.0%	1.0
Window 181	Non Habitable	17.0%	17.0%	0.0%	1.0
Window 182	Non Habitable	19.9%	19.9%	0.0%	1.0
Window 183	Non Habitable	14.6%	14.6%	0.0%	1.0
Window 184	Non Habitable	21.5%	21.5%	0.0%	1.0
Window 185	Non Habitable	26.5%	26.5%	0.0%	1.0
Window 186	Non Habitable	18.2%	18.2%	0.0%	1.0
Window 187	Non Habitable	28.3%	28.3%	0.0%	1.0
Window 188	Non Habitable	35.4%	35.4%	0.0%	1.0
<u>33 Percy Street</u>					
Window 189 (Roof Light)	Domestic	2.1%	2.1%	0.0%	1.0
Window 190	Domestic	14.9%	14.9%	0.0%	1.0
Window 191	Domestic	18.5%	18.5%	0.0%	1.0
Window 192	Domestic	23.6%	23.6%	0.0%	1.0
Window 193	Domestic	12.1%	12.1%	0.0%	1.0
Window 194	Domestic	20.1%	20.1%	0.0%	1.0
Window 195	Domestic	11.0%	11.0%	0.0%	1.0
Window 196	Domestic	15.7%	15.7%	0.0%	1.0
Window 197	Domestic	25.1%	25.1%	0.0%	1.0
Window 198	Domestic	21.5%	21.5%	0.0%	1.0
Window 199	Domestic	27.1%	27.1%	0.0%	1.0
Window 200	Domestic	28.8%	28.8%	0.0%	1.0
Window 201	Domestic	32.0%	32.0%	0.0%	1.0
Window 202	Domestic	32.8%	32.8%	0.0%	1.0
Window 203	Domestic	36.8%	36.8%	0.0%	1.0
Window 204	Domestic	36.7%	36.7%	0.0%	1.0
Window 205	Domestic	36.5%	36.5%	0.0%	1.0
Window 206 (Roof Light)	Domestic	93.8%	93.8%	0.0%	1.0
Window 207	Domestic	5.7%	5.7%	0.0%	1.0
Window 208 (Roof Light)	Domestic	55.3%	55.3%	0.0%	1.0

Appendix 2 - Vertical Sky Component

4 Windmill Street, London W1T 2HZ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>7 Windmill Street</u>					
Window 209	Domestic	4.5%	4.5%	0.0%	1.0
Window 210	Domestic	11.8%	11.8%	0.0%	1.0
Window 211	Domestic	12.0%	12.0%	0.0%	1.0
Window 212	Domestic	5.0%	5.0%	0.0%	1.0
Window 213 (Roof Light)	Domestic	60.6%	60.6%	0.0%	1.0
Window 214 (Roof Light)	Domestic	62.8%	62.8%	0.0%	1.0
Window 215 (Roof Light)	Domestic	63.7%	63.7%	0.0%	1.0
Window 216 (Roof Light)	Domestic	59.2%	59.2%	0.0%	1.0
Window 217	Domestic	10.1%	10.1%	0.0%	1.0
Window 218	Domestic	22.4%	22.4%	0.0%	1.0
Window 219	Domestic	26.5%	26.5%	0.0%	1.0
Window 220	Domestic	30.5%	30.5%	0.0%	1.0
Window 221	Domestic	22.1%	22.1%	0.0%	1.0
Window 222	Domestic	26.3%	26.3%	0.0%	1.0
Window 223	Domestic	30.6%	30.6%	0.0%	1.0
<u>6 Windmill Street</u>					
Window 224	Domestic	21.7%	21.7%	0.0%	1.0
Window 225	Domestic	20.7%	20.7%	0.0%	1.0
Window 226 (Roof Light)	Domestic	75.3%	75.3%	0.0%	1.0
Window 227	Domestic	7.7%	7.7%	0.0%	1.0
Window 228	Domestic	8.4%	8.4%	0.0%	1.0
Window 229	Domestic	8.6%	8.6%	0.0%	1.0
Window 230 (Roof Light)	Domestic	42.8%	42.8%	0.0%	1.0
Window 231 (Roof Light)	Domestic	46.9%	46.9%	0.0%	1.0
Window 232	Domestic	23.9%	23.9%	0.0%	1.0
Window 233	Domestic	28.3%	28.3%	0.0%	1.0
Window 234	Domestic	32.4%	32.4%	0.0%	1.0
Window 235	Domestic	34.9%	34.9%	0.0%	1.0
Window 236	Domestic	20.4%	20.4%	0.0%	1.0
Window 237	Domestic	27.3%	27.3%	0.0%	1.0
Window 238	Domestic	33.5%	33.5%	0.0%	1.0

Appendix 2 - Vertical Sky Component

4 Windmill Street, London W1T 2HZ

Reference	Use Class	Vertical Sky Component			
		Before	After	Loss	Ratio
<u>5 Windmill Street</u>					
Window 239 (Roof Light)	Domestic	60.6%	60.4%	0.2%	1.0
Window 240	Non Domestic	18.1%	18.1%	0.0%	1.0
Window 241	Non Domestic	18.5%	18.5%	0.0%	1.0
Window 242	Domestic	26.0%	26.0%	0.0%	1.0
Window 243	Domestic	21.4%	21.4%	0.0%	1.0
Window 244	Domestic	29.8%	29.8%	0.0%	1.0
Window 245	Domestic	25.0%	25.0%	0.0%	1.0
Window 246	Domestic	25.5%	25.5%	0.0%	1.0
Window 247	Domestic	29.2%	29.2%	0.0%	1.0
Window 248	Domestic	34.1%	34.1%	0.0%	1.0
Window 249	Domestic	33.9%	33.9%	0.0%	1.0
Window 250	Domestic	28.0%	28.0%	0.0%	1.0
Window 251	Domestic	32.0%	32.0%	0.0%	1.0
Window 252	Domestic	35.5%	35.5%	0.0%	1.0

Appendix 2 - Sunlight to Windows
4 Windmill Street, London W1T 2HZ

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>3 Windmill Street</u>									
Window 1	Kitchen	28%	28%	0%	1.0	6%	6%	0%	1.0
Window 2	Bedroom	25%	25%	0%	1.0	3%	3%	0%	1.0
Window 3	Bedroom	31%	31%	0%	1.0	7%	7%	0%	1.0
Window 4	Bedroom	38%	38%	0%	1.0	8%	8%	0%	1.0
Window 5	Bedroom	74%	74%	0%	1.0	24%	24%	0%	1.0
Window 6	Non Habitable	41%	41%	0%	1.0	9%	9%	0%	1.0
Window 9	Non Habitable	48%	48%	0%	1.0	6%	6%	0%	1.0
Window 11	Non Habitable	61%	61%	0%	1.0	13%	13%	0%	1.0
Window 15 (Secondary)	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 16 (Secondary)	Domestic	35%	32%	3%	0.91	2%	2%	0%	1.0
Window 19 (Roof Light)	Domestic	34%	34%	0%	1.0	3%	3%	0%	1.0
Window 20 (Roof Light)	Domestic	43%	39%	4%	0.91	2%	2%	0%	1.0
Window 22 (Roof Light)	Domestic	38%	31%	7%	0.82	1%	1%	0%	1.0
<u>2 Windmill Street</u>									
Window 23	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 24	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 25	Kitchen	16%	16%	0%	1.0	0%	0%	0%	1.0
Window 26	Kitchen	8%	8%	0%	1.0	0%	0%	0%	1.0
Window 27	Kitchen	2%	2%	0%	1.0	0%	0%	0%	1.0
Window 28 (Roof Light)	Kitchen	32%	32%	0%	1.0	1%	1%	0%	1.0
Window 29	Bedroom	28%	28%	0%	1.0	0%	0%	0%	1.0
Window 30	Bedroom	34%	34%	0%	1.0	4%	4%	0%	1.0
Window 31	Non Habitable	32%	32%	0%	1.0	4%	4%	0%	1.0
Window 32	Non Habitable	33%	33%	0%	1.0	5%	5%	0%	1.0
Window 33	Bedroom	34%	34%	0%	1.0	7%	7%	0%	1.0
Window 34	Non Habitable	39%	39%	0%	1.0	7%	7%	0%	1.0
Window 35	Bedroom	46%	46%	0%	1.0	10%	10%	0%	1.0
Window 36	Non Habitable	66%	66%	0%	1.0	17%	17%	0%	1.0
Window 37	Bedroom	71%	71%	0%	1.0	23%	23%	0%	1.0
<u>12 Charlotte Street</u>									
Window 42 (Roof Light)	Domestic	63%	63%	0%	1.0	7%	7%	0%	1.0
<u>10 Charlotte Street</u>									
Window 46	Domestic	17%	17%	0%	1.0	0%	0%	0%	1.0
Window 48 (Roof Light)	Domestic	15%	15%	0%	1.0	0%	0%	0%	1.0

Appendix 2 - Sunlight to Windows
4 Windmill Street, London W1T 2HZ

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>8 Charlotte Street</u>									
Window 62	Domestic	9%	9%	0%	1.0	2%	2%	0%	1.0
Window 63	Domestic	27%	27%	0%	1.0	2%	2%	0%	1.0
Window 66 (Roof Light)	Domestic	34%	34%	0%	1.0	3%	3%	0%	1.0
Window 74	Domestic	56%	56%	0%	1.0	11%	11%	0%	1.0
Window 75 (Roof Light)	Domestic	65%	65%	0%	1.0	14%	14%	0%	1.0
<u>36 Percy Street</u>									
Window 98 (Roof Light)	Domestic	5%	5%	0%	1.0	0%	0%	0%	1.0
Window 101 (Roof Light)	Domestic	5%	5%	0%	1.0	0%	0%	0%	1.0
Window 102 (Roof Light)	Domestic	11%	11%	0%	1.0	0%	0%	0%	1.0
Window 105 (Roof Light)	Domestic	13%	13%	0%	1.0	0%	0%	0%	1.0
Window 107 (Roof Light)	Domestic	2%	2%	0%	1.0	0%	0%	0%	1.0
<u>35 Percy Street</u>									
Window 118 (Roof Light)	Domestic	54%	54%	0%	1.0	7%	7%	0%	1.0
Window 119 (Roof Light)	Domestic	40%	40%	0%	1.0	5%	5%	0%	1.0
Window 120 (Roof Light)	Domestic	49%	49%	0%	1.0	5%	5%	0%	1.0
Window 121 (Roof Light)	Domestic	52%	52%	0%	1.0	8%	8%	0%	1.0
Window 123 (Roof Light)	Domestic	60%	60%	0%	1.0	9%	9%	0%	1.0
Window 124 (Roof Light)	Domestic	49%	49%	0%	1.0	9%	9%	0%	1.0
Window 125 (Roof Light)	Domestic	51%	51%	0%	1.0	6%	6%	0%	1.0
Window 126 (Roof Light)	Domestic	47%	47%	0%	1.0	6%	6%	0%	1.0
Window 127 (Roof Light)	Domestic	49%	49%	0%	1.0	6%	6%	0%	1.0
Window 128 (Roof Light)	Domestic	47%	46%	1%	0.98	3%	3%	0%	1.0
Window 130 (Roof Light)	Domestic	31%	31%	0%	1.0	2%	2%	0%	1.0
Window 132 (Roof Light)	Domestic	29%	29%	0%	1.0	0%	0%	0%	1.0
Window 133 (Roof Light)	Domestic	19%	19%	0%	1.0	0%	0%	0%	1.0
Window 134 (Roof Light)	Domestic	23%	23%	0%	1.0	0%	0%	0%	1.0
Window 135 (Roof Light)	Domestic	18%	18%	0%	1.0	0%	0%	0%	1.0
Window 136 (Roof Light)	Domestic	18%	18%	0%	1.0	0%	0%	0%	1.0
Window 137 (Roof Light)	Domestic	25%	25%	0%	1.0	1%	1%	0%	1.0
Window 138 (Roof Light)	Domestic	14%	14%	0%	1.0	0%	0%	0%	1.0
Window 139 (Roof Light)	Domestic	15%	15%	0%	1.0	0%	0%	0%	1.0
Window 141 (Roof Light)	Domestic	25%	25%	0%	1.0	0%	0%	0%	1.0

Appendix 2 - Sunlight to Windows
4 Windmill Street, London W1T 2HZ

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
Window 142 (Roof Light)	Domestic	15%	15%	0%	1.0	0%	0%	0%	1.0
Window 143 (Roof Light)	Domestic	22%	22%	0%	1.0	0%	0%	0%	1.0
Window 145 (Roof Light)	Domestic	19%	19%	0%	1.0	0%	0%	0%	1.0
Window 146 (Roof Light)	Domestic	9%	9%	0%	1.0	0%	0%	0%	1.0
Window 147 (Roof Light)	Domestic	12%	12%	0%	1.0	0%	0%	0%	1.0
Window 148 (Roof Light)	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 151 (Roof Light)	Domestic	2%	2%	0%	1.0	0%	0%	0%	1.0
<u>34 Percy Street</u>									
Window 161 (Roof Light)	Domestic	31%	31%	0%	1.0	2%	2%	0%	1.0
Window 162 (Roof Light)	Domestic	29%	29%	0%	1.0	2%	2%	0%	1.0
Window 164	Domestic	1%	1%	0%	1.0	0%	0%	0%	1.0
Window 167	Non Habitable	0%	0%	0%	1.0	0%	0%	0%	1.0
Window 176	Domestic	47%	47%	0%	1.0	9%	9%	0%	1.0
Window 178 (Roof Light)	Non Habitable	82%	82%	0%	1.0	22%	22%	0%	1.0
Window 179 (Roof Light)	Non Habitable	76%	76%	0%	1.0	23%	23%	0%	1.0
Window 181	Non Habitable	21%	21%	0%	1.0	1%	1%	0%	1.0
Window 182	Non Habitable	27%	27%	0%	1.0	2%	2%	0%	1.0
Window 184	Non Habitable	26%	26%	0%	1.0	3%	3%	0%	1.0
Window 185	Non Habitable	39%	39%	0%	1.0	6%	6%	0%	1.0
Window 187	Non Habitable	43%	43%	0%	1.0	4%	4%	0%	1.0
<u>33 Percy Street</u>									
Window 206 (Roof Light)	Domestic	92%	92%	0%	1.0	28%	28%	0%	1.0
Window 207	Domestic	0%	0%	0%	1.0	0%	0%	0%	1.0
<u>7 Windmill Street</u>									
Window 209	Domestic	4%	4%	0%	1.0	0%	0%	0%	1.0
Window 210	Domestic	28%	28%	0%	1.0	1%	1%	0%	1.0
Window 213 (Roof Light)	Domestic	39%	39%	0%	1.0	1%	1%	0%	1.0
Window 214 (Roof Light)	Domestic	43%	43%	0%	1.0	3%	3%	0%	1.0
Window 217	Domestic	18%	18%	0%	1.0	2%	2%	0%	1.0
Window 218	Domestic	51%	51%	0%	1.0	16%	16%	0%	1.0
Window 219	Domestic	56%	56%	0%	1.0	18%	18%	0%	1.0
Window 220	Domestic	65%	65%	0%	1.0	26%	26%	0%	1.0
Window 221	Domestic	51%	51%	0%	1.0	8%	8%	0%	1.0
Window 222	Domestic	53%	53%	0%	1.0	17%	17%	0%	1.0
Window 223	Domestic	61%	61%	0%	1.0	22%	22%	0%	1.0

Appendix 2 - Sunlight to Windows
4 Windmill Street, London W1T 2HZ

Reference	Use Class	Sunlight to Windows							
		Total Sunlight Hours				Winter Sunlight Hours			
		Before	After	Loss	Ratio	Before	After	Loss	Ratio
<u>6 Windmill Street</u>									
Window 224	Domestic	38%	38%	0%	1.0	5%	5%	0%	1.0
Window 225	Domestic	40%	40%	0%	1.0	7%	7%	0%	1.0
Window 230 (Roof Light)	Domestic	38%	38%	0%	1.0	3%	3%	0%	1.0
Window 232	Domestic	45%	45%	0%	1.0	7%	7%	0%	1.0
Window 233	Domestic	57%	57%	0%	1.0	15%	15%	0%	1.0
Window 234	Domestic	65%	65%	0%	1.0	22%	22%	0%	1.0
Window 235	Domestic	69%	69%	0%	1.0	23%	23%	0%	1.0
Window 236	Domestic	33%	33%	0%	1.0	3%	3%	0%	1.0
Window 237	Domestic	48%	48%	0%	1.0	13%	13%	0%	1.0
Window 238	Domestic	57%	57%	0%	1.0	20%	20%	0%	1.0
<u>5 Windmill Street</u>									
Window 239 (Roof Light)	Domestic	55%	55%	0%	1.0	6%	6%	0%	1.0
Window 242	Domestic	58%	58%	0%	1.0	11%	11%	0%	1.0
Window 244	Domestic	68%	68%	0%	1.0	19%	19%	0%	1.0
Window 246	Domestic	45%	45%	0%	1.0	13%	13%	0%	1.0
Window 248	Domestic	59%	59%	0%	1.0	18%	18%	0%	1.0
Window 250	Domestic	61%	61%	0%	1.0	13%	13%	0%	1.0
Window 251	Domestic	69%	69%	0%	1.0	20%	20%	0%	1.0
Window 252	Domestic	74%	74%	0%	1.0	25%	25%	0%	1.0